

WESNER FERTILIZER & GRAIN FACILITY

Elnora, Daviess County, IN

Revised July 6, 2000

Site Location and Description

This fifteen acre site is located on Highway 58, just west of Indiana Southern Railroad. The majority of the property is farm land, and the remainder is occupied by four buildings. In addition, there are four silos located on the northeast corner of the site and a railroad line runs along the eastern edge of the site with a loading/unloading dock for the property.

Zip Code: 47529

Site Uses and Past Activities

From 1959 to 1987, the property was owned by various fertilizer companies. The property is currently owned by a farmer who uses the buildings on site for storage of farm equipment and agriculture crops.

Contaminants and Impacts

Results from the November 1999 sampling event indicated that one of the surface soil samples taken from the area between the former storage building and the railroad tracks, where off-loading of grain, herbicides and pesticides took place, contained two pesticides at levels below IDEM's Voluntary Remediation Program Tier II Non-Residential cleanup criteria. One groundwater sample contained concentrations of three pesticides below the VRP Tier II Residential cleanup criteria as well as their respective Maximum Contaminant Levels (MCLs).

Lead Agency

IDEM in conjunction with the Indiana Development Finance Authority

Community Concerns

Elnora is part of the Southern Indiana Rural Development Project's Rural Brownfields Program. This brownfields project was discussed at town council meetings, at a public meeting, and in a town survey. One hundred percent of the respondents to the survey favored redevelopment plans for this site. The community hopes that redevelopment of this site will help initiate economic growth in the area by providing employment opportunities and increasing the tax base in Elnora.

Actions TakenIndiana Department of Environmental Management
Office of Land Quality

The Town of Elnora was awarded an Indiana Brownfields Site Assessment Grant by the Indiana Development Finance Authority in September 1999. The awarded funding helped assess the environmental conditions at the property and potential liabilities. IDEM issued a Site Status Letter in July 2000. The letter addressed liability issues and should assist the Town of Elnora with responsible brownfields redevelopment.

Reuse and Redevelopment

The Daviess County Economic Development Corporation believes this property is desirable for redevelopment for commercial or industrial use.

Current Status

IDEM staff provided oversight for on-site assessment activities to ensure compliance with the proposed work plan. IDEM reviewed the assessment report generated from Phase II investigation activities. IDEM does not plan to take any further action at the property unless and until the conditions at the property should change and IDEM later discovers the reports were inaccurate concerning the potential contamination at the property. The Town of Elnora and other stakeholders should proceed with redevelopment.

Future Actions

IDEM will be available to discuss future steps as necessary to facilitate the Town of Elnora's redevelopment efforts.

Cost Estimates

Amount of grant awarded: \$17,434

Site Status Letters are issued at no cost to the recipient.

For More Information

Tracy Concannon
Brownfields Program
IDEM
P.O. Box 6015
Indianapolis, Indiana 46206-6015
Toll Free (800) 451-6027, ask for extension 3-2801
Local (317) 233-2801

